

Wilmington Planning Commission

Meeting Minutes

Monday February 24, 2020 at 4 p.m.

In attendance: Cheryl LaFlamme, Tom Consolino, Meg Staloff, Angela Yakovleff

Mike Tuller, Zoning administrator

Visitors: Nicki Steele

Open Meeting

Cheryl opened the meeting at 4:08

Possible Additions to the Agenda

none

Public Comment

none

Approve Minutes from January 27, 2020 and February 10, 2020

Tom made a motion to approve the minutes from January 27, 2020 with date of meeting correction.

Meg seconded.

Approve: Cheryl, Tom, Meg, Angela

Oppose: none

Abstain: none

Meg made a motion to approve the minutes from February 10, 2020.

Cheryl seconded.

Approve: Cheryl, Tom, Meg, Angela

Oppose: none

Abstain: none

Continue discussion on ZO Section 822 L and motion to remove

Discussion on zoning sign ordinance, Section 822L

-Nicki noted if the ordinance is on the books it should be enforced.

It sounds like the ordinance has to be tightened up.

-Signs could be measured and if not in compliance with size, apply for permits.

-Wording is inconsistent.

-Does each pane count or is it casement to casement?

-Nicki noted the ordinance was initially written to allow businesses extra signage within parameters.

-Changes from past ordinances were discussed.

-Our present ordinance is neither specific nor defined.

-Cheryl thinks we could consider window signs as structure mounted signs.

Cheryl made a motion to remove section 822L from the zoning ordinance.

Tom seconded.

Discussion: Tom thinks the present ordinance amounts to the town being the sign police.

-What defines a sign?

-The definitions state that signs that cannot be read from the public roadway are not considered.

-You could add language to Section 831 to include windows.

-Reasons for deleting include no clear rationale for the Section, and it hasn't been enforced.

-Before deleting you'd need to find out if that means anything could be in the windows.

-We shouldn't take it out unless we have a plan to replace it.

Tom thinks it is terribly written. We should remove and rewrite.

Angela thinks it's ambiguous.

Mike wonders if it's not advertising a business, is it a sign?

Cheryl thinks if there is no clear rationale it should be removed.

Approve: Tom, Cheryl, Angela

Oppose: none

Abstain: Meg

Possible other Zoning Ordinance changes

Discussion: Follow-up to other zoning sections need to be done such as vacant buildings among others.

Mike thought it might be better to look at just the business district. Cheryl responded that we, as a planning commission thought that the entire town should be addressed.

Schedule public hearing on ZO changes

A Public Hearing to address a zoning ordinance change, the removal of Section 822L will be scheduled for March 23, 2020 at 5:00 PM.

Tom seconded.

Approve: Meg, Tom, Cheryl, Angela

Oppose: none

Abstain: none

Old Business

Cheryl will research other zoning ordinances that need to be addressed:

Current use and vacant building.

Next Meeting – March 9 , 2020 4:00PM

Meg made a motion to adjourn at

Tom seconded.

Approve: Cheryl, Tom, Meg, Angela

Oppose: none

Abstain: none

Respectfully submitted,

Angela Yakovleff, scribe